

PLANNING COMMISSION MEETING MINUTES

The Union Township Planning Commission met in regular session on Wednesday, April 1, 2026. The meeting was held at the Municipal Building, 3111 State Route 72, Jonestown, PA.

David Yavoich called the Planning Commission Meeting was called to order at 7:00 p.m.

Present:

David Yavoich, Chairman
Karl Hinkle, Vice Chairman
Herb Eckert, PC member
Nathaniel Lum, PC member
Kristin Zimmerman, Administrative Assistant
Steve Sherk, Township Engineer
Brent McFeaters, Township Manager
Paul Bametzrider, Township Solicitor
Sixteen (16) Attendees

Absent: Dave Matterness, Secretary

Public comments – None

Approve the Planning Commission Meeting Minutes for March 4, 2026. The motion was made by Karl Hinkle and seconded by Herb Eckert. All Approved.

OLD BUSINESS –

1. **Axis Jonestown Storage 1, LLC – Preliminary/Final Land Development Plan – 509 Jonestown Road.** –Waiting for Financial Security, payment of rec fee, signed plans, and approval of related agreements (SWM O&M Agreement, Developer’s Agreement, and Sidewalk Deferral Agreement). Plan will expire on May 31, 2026.
2. **181 Ridge Road – Minor Subdivision Plan** - Accept a 101-day time extension, extending the plan from May 5, 2026, to August 14, 2026. Waiting on plan revisions. Plan will expire on May 5, 2026.

The motion was made by Herb Eckert and seconded by Karl Hinkle to accept the 101-day time extension, extending the plan from May 5, 2026, to August 14, 2026. All Approved.

3. **BL Companies – Preliminary Final Subdivision/Land Development Plan – 2855, 2861, 2867 State Route 72** – Accept a 90-day time extension, extending the plan from May 1, 2026, to July 30, 2026. Revised Preliminary Final Subdivision/Land Development Plan resubmitted. Plan expires May 1, 2026.

The motion was made by Karl Hinkle and seconded by David Yavoich to accept the 90-day time extension, extending the plan from May 1, 2026, to July 30, 2026. All Approved.

4. **Burkentine Builders & Sons – Preliminary Final/Land Development Plan – 11 Wolfe Lane** – Waiting on plan revisions. Plan expires on June 1, 2026
5. **MAHG, LLC, 81-Room Hotel - Akens Engineering – Final Land Development Plan - 3068/3078 State Route 72** – Revised Final Land Development Plan resubmitted. Plan expires on July 1, 2026
6. **Lebanon Newswanger Solar Farm – Preliminary Land Development Plan – 107 Awol Road.** – Waiting on plan revisions. Plan expires on May 21, 2026.

NEW BUSINESS –

1. **Review of the following Zoning Text Amendments:**

1. Short-Term Rental Ordinance
2. Non-Commercial Keeping of Livestock & Domestic Fowl
3. Fences, Walls and Hedges
4. Parking and Storage of Unlicensed Vehicles
5. Roadside Stands – Home Goods/ Home Made

Five proposed text amendments were presented. Discussion occurred between the Township Manager, Township Engineer, Township Solicitor, members of the Planning Commission, and residents in attendance. No action was taken. Resident comments and suggested revisions to each amendment, which were noted for further discussion. Planning Commission members are hoping to send recommendation to the Board of Supervisors for the May Board of Supervisors meeting.

The meeting was adjourned, at 7:56 p.m.

Recording Secretary,

Kristin Zimmerman, Administrative Assistant